



**5116 54 Avenue
Eckville, Alberta**

MLS # A2304745



\$337,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,032 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: none

Welcome to a home that feels just right the moment you walk in—warm, and inviting. Nestled in the quiet community of Eckville, and just a short drive to Sylvan Lake, this charming bi-level offers the perfect balance of small-town living. Step inside to discover a bright and cozy living room, where a large front window fills the space with natural light. The eat-in kitchen is both functional and welcoming, offering plenty of room for family meals, morning coffee, and everyday connection. With 4 bedrooms and 2.5 bathrooms, there’s space here for growing families, guests, or even a home office setup. You’ll also appreciate the convenience of main floor laundry, making daily routines that much easier. Downstairs, the fully developed basement expands your living space with large windows that keep everything feeling open and airy. A spacious family room offers endless possibilities—movie nights, kids’ play space, or entertaining friends. The lower level also features a 3-piece bathroom, a generous storage room, and a separate walk-up entry that leads directly to the backyard—ideal for added flexibility and future potential. Outside, the property continues to impress. Set on a 7,500 sq/ft fenced lot, the backyard offers plenty of room for kids, pets, gardening, or simply enjoying the outdoors. The detached garage adds valuable storage and parking, making this home as practical as it is charming. Lovingly cared for by its current owners, this home is ready to welcome its next chapter. If you’ve been searching for an affordable detached home with a garage in a peaceful community—this could be the perfect fit. Roof - 6 years, hot water tank - 6 years, 6 new General Electric kitchen appliances.